

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 27, 2012**

START TIME: 7:00 p.m.

END TIME: 8:01 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Steve Zeigler

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Jeff Kelly, Cumberland County Planning Department

MEMBERS & STAFF ABSENT:

Vic Stabile
Tracy Gleim
Rod Groff
Keith Brenneman, Township Solicitor
Bud Grove, Township Engineer

AGENDA:

APPROVE PAST MINUTES OF AUGUST 13, 2012

PUBLIC COMMENT

TPF 12-19 LNG FUELING STATION AT FLYING J TRAVEL CENTER #708
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period September 5, 2012)

OTHER BUSINESS

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:00 p.m.

APPROVE PAST MINUTES OF AUGUST 13, 2012.

Mike Buchanan made a motion to approve the minutes of the August 13, 2012, meeting as amended. The motion was seconded by Steve Zeigler and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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Jim Snyder of Snyder, Secary & Associates, LLC, Ben Steckler, Project Manager for the Fieldler Group and James Strong of McNees, Wallace and Nurick, LLC, were in attendance to represent the plan. Mr. Secary stated that they had received the comments today and they just needed a few clarifications. There was discussion regarding the waiver of the preliminary plan requirement versus preliminary/final plan requirements along with other issues.

Mike Buchanan made the following motion.

"I recommend approval of the 4 waivers requested for TPF-12-19 titled LNG Fueling Facility at Flying J Preliminary/Final Land Development Plan dated May 24, 2012, and revised August 3, 2012, and if the 4 waivers mentioned in Bud Grove's letter to Larry Claycomb dated August 25, 2012, subparagraphs 1 through 4 in Ordinance Comments are requested, justified and placed on the cover sheet of the Plan that they be recommended for approval also."

It was seconded by Steve Zeigler and passed unanimously.

Mike Buchanan made the following motion.

"I recommend approval of TPF-12-19 titled LNG Fueling Facility at Flying J Preliminary/Final Land Development Plan dated May 24, 2012, and revised August 25, 2012, with the following conditions:

1. That the comments of the Cumberland County Planning Review #12-039 revised August 3, 2012 be met.
2. That the comments of Bud Grove's letter to Larry Claycomb dated August 25, 2012, be met.
3. That the conditions of the Zoning Hearing Board decision dated August 8, 2012, (Case #12-03) be met.
4. That satisfactory responses be provided to the questions posed by Fire Chief Ed Beam to Mark Carpenter in his June 25, 2012, memo.
5. That an approval letter from Cumberland County Conservation District for the Erosion and Sedimentation and Pollution Control be obtained.
6. That a Knox box for access to the secure area be provided for emergency responders."

It was seconded by Steve Zeigler and passed unanimously.

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OTHER BUSINESS:

There was discussion about the state of the Zoning Ordinance and Subdivision and Land Development Ordinance and whether the amendments can be incorporated into codified documents. Mr. Carpenter stated that, given a little time, he could put it together.

Mr. Carpenter stated that the owner of the Meadows Ice Cream Shop wants to come to the Planning Commission Meeting and the Board of Supervisors to ask for a change in the Sign Ordinance to allow a shorter interval for electronic signs. He requested that the members consider allowing a shorter interval.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:01 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission